

NE Chehalem Drive Wastewater and Water Extension Project

On December 3, 2019, the City of Newberg hosted an Open House at Chehalem Valley Middle School to give members of the area a chance to discuss the future water and wastewater pipeline extensions along Highway 240 and NE Chehalem Drive and the implications to properties in the area.

This project will extend the public wastewater line from the existing terminus at Hwy 240 on the east side of a tributary of Chehalem Creek to NE Chehalem Drive and then north along NE Chehalem Drive towards W Columbia Drive. A water line will also be extended on Hwy 240 to NE Chehalem Drive.

Extending wastewater and water lines in this area will provide infrastructure needed for orderly development within the City's urban growth boundary (UGB). In addition, the extension of the wastewater line also could be used to displace a lift station, which will save the City costs in the long term. The water line extension will improve fire flow in the areas of W Illinois Street.

Members of the City staff, consultants on the project team, and two City Council members also attended the informal open house gathering. There was a large-scale project map and other display boards for people to review and ask questions about. City staff and consulting team members responded to questions and comments from the approximate 25 attendees.



Project Team member in attendance included:

- Brett Musick, Senior Engineer, City of Newberg
- Kaaren Hofmann, City Engineer, City of Newberg
- Doug Rux, AICP, Community Development Director, City of Newberg
- Peter Olsen, Keller Associates
- Elizabeth Thorley, Keller Associates
- Matt Hastie, Angelo Planning Group
- Courtney Simms, Angelo Planning Group

The following pages contain a summary of questions from the public and the Project Team responses.

Future Planning

Q: What is the planned order for construction?

A: The City is planning to start construction in Spring 2020, with completion tentatively scheduled for the end of the year. However, this is dependent on many next steps, including permitting and bidding. The pipeline will be built in segments, in the following anticipated order:

- 1) Bridge and creek tributary crossing
- 2) Water and Sewer along Highway 240
- 3) Sewer segments, moving from the south to the north along NE Chehalem Drive

Q: Why isn't the City installing tie-ins for individual properties at the same time? Won't the road be excavated again for additional future tie-ins once properties want to connect to the pipelines?

A: It would be very hard to know the exact locations of future connections, especially if properties are partitioned or subdivided in the future. Likely, the City would place the tie ins in the wrong place, and a new tie-in would have to be placed anyway. The City wants to avoid that duplicative or unnecessary expense.

Q: Why isn't the City extending the water pipeline as far as the sewer at the same time? Wouldn't it save money?

A: The City doesn't have enough money for a full water extension project. However, the City does have the money for the wastewater extension from its System Development Charges (SDCs) fund. Currently, there is no timeline for water extension, but the City will pursue grants when possible and/or may explore other options to fund a water extension.

Q: Will it be possible to bring water south from existing line to the north?

A: It is possible to have the water line come from north and south in the future. However, the sewer must flow to the south given the area's topography and the need to be consistent with the sewer master plan.

Q: When will the sewer line extend further?

A: As of right now, there are no City plans beyond the current water and wastewater extension project to NE Colombia Drive. Future extensions would depend on development projects north of NE Colombia Drive moving forward.

Q: How has the City worked with the County and ODOT?

A: The wastewater pipeline goes through facilities under City, County, and Oregon Department of Transportation (ODOT) jurisdictions. In order to cross the bridge on Highway 240, the wastewater pipe will be connected under the bridge. There has been coordination with both ODOT and Yamhill County throughout the design phase of this project, and the City will continue to coordinate with all parties during construction and inspection.

Q: What future streets are planned if the area were to be annexed?

A: Currently, there are no local street plans for the area—the site is too fragmented. If the area is annexed, locating new local streets would be part of future planning efforts.

Q: How long has the City been planning this?

A: The water and wastewater extension projects are part of the City's Capital Improvement Plan (CIP). The wastewater line extension will help address failing septic systems and enhance opportunities for future annexation and development in the area.

Potential Impacts

Q: Will W Colombia Drive and NE Chehalem Drive remain open for vehicle access during construction?

A: For the most part. The intersection of the two streets will be closed during a short period for work in the intersection. This will be for as short a duration as is possible.

Q: Will the City be using our driveways for turning and access?

A: No, this is not anticipated. If a private driveway is somehow impacted by construction, the driveway will be restored to its previous condition.

Q: What are the expected impacts to electrical and other utility services?

A: The City does not expect any interruptions to electrical or other utility services during construction of the pipelines.

Q: How will future annexations and construction impact emergency services?

A: The City police and County sheriff have a reciprocity agreement, meaning whichever emergency service is nearest to the need will respond, regardless of jurisdiction. Both Yamhill County near the site and the City are within the TVF&R boundary. The City will coordinate with all emergency services during construction so that routes can take any potential delays or detours into account.

Q: What improvements will be done to the road after the pipeline is installed?

A: All roadwork will be restored to current condition, but not improved further.

Q: Are there any plans for road improvements on NE Chehalem Drive?

A: NE Chehalem Drive is a County road, under County jurisdiction. The City would only take ownership of the road if the whole road was improved to a City standard. These improvements will most likely occur piecemeal as a part of any future development adjacent to the road, which would include right-of-way improvements and dedications.

Q: Is there a possibility that the wastewater pipeline will be over the water pipeline, risking polluting the water?

A: The State has strict requirements for the separation of water and wastewater pipelines, which the City will follow. In addition, the water line will be above the wastewater if it is near the wastewater line at all.

Annexation

Q: Does this mean property owners are being forced to annex?

A: No. There is no City policy to force annexation. The City will only annex a property at the request of the property owner.

Q: Does this mean any property along the pipeline can annex now?

A: In order to annex, a property must be contiguous to an existing City Limit (see map [here](#)). Because of this, property owners on the east side NE Chehalem Drive need to annex first. Once a property is annexed, the entire right-of-way on the property frontage will also be annexed. Once that has occurred, the adjacent properties on the west side of NE Chehalem Drive also will be contiguous with the new City Limit.

Q: Does a property need to be connected to the water and sewer lines to be approved for annexation?

A: No. However, to be considered for annexation,

- 1) Properties must be annexed to connect to the water and wastewater pipelines,
- 2) Properties must be connected to the City water and wastewater pipelines once they have been annexed, and
- 3) Property owners must show that they can connect to the City water and wastewater lines within three years after annexation in order to be approved.

Q: Is NE Chehalem Drive the next area the City wants to annex?

A: Not necessarily. However, the area is within the Urban Growth Boundary for the City, and the City sees this area and several others as future growth areas for the City.

Q: Does the City have a process to annex larger areas?

A: Multiple property owners may apply together for annexation, provided that their properties are contiguous with the City Limits and each other. In doing so, they are able to complete a single, combined annexation request and pay a single annexation fee.

Q: What happens to the road when a property is annexed into the City?

A: Annexation includes both the property and the entire right of way (ROW) along the property frontage. This allows the property across the road from the annexed property to be contiguous with City Limits, which would give the owner the ability to annex their property in the future.

Annexation does not automatically result in the road being improved. This would happen as part of a subsequent development project.

Q: Do the County and City have different property tax rates?

A: Yes. The City's rate is \$2.57 per \$1,000 assessed value. The property rate can go up by 3% per year at the discretion of the City Council but cannot ever exceed the City's permanent tax rate of 4.38%. The City decreased its rates following the TVF&R annexation and cannot raise its rates past the rate it had prior to the annexation (\$4.38 per \$1,000 assessed value)

Financing further extensions

Q: How much does a connection to the sewer cost?

A: Costs are dependent on a number of factors. The permitting, design, and construction include too many factors for the City to make an estimate. In addition to the cost to install the piping and associated work, the City assess a system development charge (SDC) for connection to the City's wastewater and for water systems. A schedule of fees is found on the City's Website.

Q: How can developers or property owners further extend either the water or wastewater lines? Is there a reimbursement approach for development that extends beyond other properties?

A: If a property owner or developer (or a group of developers) were to extend the pipelines further, they can work with the City to establish a cost recovery agreement. As future intervening properties develop, the intervening developers would refund the first developer for their proportional portion of the cost of the pipeline extension. The cost recovery period is usually open for 10 years, with an option to extend it for another 10 years.

Q: What other tools can property owners use to extend the water or wastewater line to their property?

A: One potential tool is a Local Improvement District (LID). A LID is a method by which a group of property owners can share in the cost of infrastructure improvements. If a LID is formed, the City manages the design and construction of the project and acts as the "bank", and property owners make payments to the City after the work is complete. However, a two-thirds majority of participating properties in an area have to approve the formation of the LID.

Q: Can I connect to the water district in the area?

A: The City is not currently allowing new connections to the local water district's system.